

Arnside and Silverdale AONB

Draft Plan Consultation Plan Document.

Response by E.W. & K.B Craker.

Page 38 – Proposed Policy AS06 – Public Open Space and Recreation

Second paragraph first sentence – We find the wording confusing, it appears to be suggesting that development should occur. Possibly it could be rewritten to make the meaning clearer.

Page 38 – Proposed Policy AS07 – Key Settlement Landscapes

We see this as a useful designation, and welcome its introduction.

With particular regard to **B116 & B79**, we are pleased to see these areas designated as “Key Settlement Landscape” and thus protected from development.

However we suggest it would be sensible to extend the designated area eastwards and northwards to abut the black stippled/black crosshatched areas and B81. It seems a little arbitrary to end an area of designation other than at a field boundary or natural feature.

Pages 82,83,84 & 85 - AS – B35/B38/B81/B125 Land at Sandside Road and Quarry Lane Sandside

B35 & B81 (Park Road Frontage). These areas are proposed to be mixed use. We suggest they should be limited to just housing/office accommodation so as to continue and visually complement the existing use as flats on the frontage to the north east.

Any flood plain issues could be addressed by raising the properties above flood level with parking underneath, using higher land (e.g. the old coal yard) for emergency parking. Alternatively, part of the old coal yard abutting Quarry Lane could be excavated to provide compensatory storage. As long as properties are themselves protected from flooding, any concerns regarding loss of flood storage are presumably minimal given that the natural flood storage in the estuary changes sometimes on a daily basis as the sand erodes and accretes naturally.

Housing on this land will be good for Storth School, the Community Shop, the Ship Inn and other local amenities.

A usable pedestrian route is already available along Quarry Lane, and this could easily be enhanced at minimal cost. Quarry lane is already well used for recreational walking.

B38. This site seems to work well as offices. However the present vehicular access is wholly inadequate and no doubt detracts from its appeal to potential users.

This could be addressed by providing a “drive” from the proposed B125 (it would only serve one property thus would not need to be to adoptable standards). Alternatively, a link through B81 to Park Road (B5282) would be a possibility.

B81. (Southern Part). Whilst a small part of this land may be required for compensatory flood storage, the remaining land would be suitable for housing or office accommodation. The existing buildings (those that remain after the demolition on the Travis Perkin’s site) are of little or no architectural value, and the area as a whole would benefit from their removal and replacement with something more in keeping with the AONB.

B125.

We agree with the proposal to provide a road into the southern part of B81 – it would be quite wrong to propose development of B81 without a road to link with Park Road (B5282) built to adoptable standards.

It could also assist in providing a better access to B38 than exists at present.

There are a couple of minor typographical errors in this section:-

Page 38, third line, states that part of B38 “is used for servicing and car parking”. Whilst there is car parking for the offices, there is no car servicing on B38.

Page 83 IX. The recently refurbished building and limekiln are on the SE side of Quarry Lane, in B38, (not B35).

Also, it is not clear if B38 as drawn extends far enough away from Quarry Lane

to actually encompass the lime kiln. This may be just due to the small scale of the plan.

The current use of some areas off Quarry Lane has resulted in an air of dilapidation, for example damage to the adjacent stone walls. This general dilapidation should be addressed as part of any development (or indeed before, if planning powers associated with AONB status exist to enable/enforce repair). We suggest that mention of this should be included in point V. If this is felt to be too detailed at this stage, it should be born in mind when detailed proposals are being considered by the LPA.